

LIP01HRZ

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF CONTRACTOR:	LIPSON III PROPERTIES – LOCO STORE
SUBJECT / PROJECT:	MULTI-PURPOSE AND UTILITIES
ADDRESS:	722 HORIZON DRIVE
PARCEL:	2701-364-00-109
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2001
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

REC FEE \$5.00

DOCUMENTARY FEE \$EXEMPT

LIPSON III PROPERTIES, a Colorado general partnership, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land situate in the Southwest 1/4 of the Southeast 1/4 (SW 1/4 SE 1/4) of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at a point on the Easterly right-of-way line for Horizon Drive which bears S 89°42'30" E a distance of 411.92 feet and S 31°32'30" W a distance of 217.00 feet from the Northwest corner of the SW 1/4 SE 1/4 of said Section 36; thence S 31°32'30" W along the Easterly right-of-way line for said Horizon Drive a distance of 174.90 feet; thence leaving said right-of-way line, S 58°14'00" E a distance of 14.00 feet; thence N 31°32'30" E a distance of 174.95 feet; thence N 58°27'30" W a distance of 14.00 feet to the Point of Beginning.

It is the intent of the foregoing legal description to describe the Westerly 14.0 feet of that certain real property located at 722 Horizon Drive in the City of Grand Junction, County of Mesa, State of Colorado, as described by instruments recorded in Book 2662 at Pages 836 & 837 and Book 2662 at Pages 838 & 839 in the office of the Mesa County Clerk and Recorder, and as identified by Mesa County Tax Schedule Number 2701-364-00-114.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area; provided, however, that Grantor retains the right to place and maintain a pole sign and an underground drain line from its car wash within the Easement area, and a canopy over Grantor's fuel dispensers, approximately fourteen (14) feet above a portion of the Easement area; that Grantor retains the right, the said Grantor hereby further covenanting with Grantee that Grantor has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever claiming through Grantor.

Executed and delivered this 1st day of August, 2001.

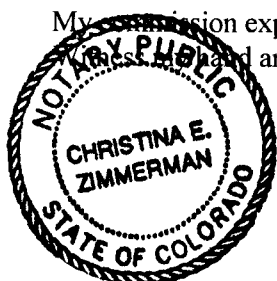
LIPSON III PROPERTIES, A Colorado general partnership

By [Signature] Robert L. Lipson, III, Partner

State of Colorado))ss. County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of August, 2001, by Robert L. Lipson, III, Partner of LIPSON III PROPERTIES, a Colorado general partnership.

My commission expires 10/13/02 and official seal.



[Signature] Notary Public